



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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Mount Joy Township Zoning Hearing Board Wednesday, March 5, 2025 AGENDA

1. Call meeting to order at 6:00 P.M.
2. Meeting Attendance:
 - Gregory R. Hitz, Sr. - Chairman
 - James E. Hershey – Vice Chairman
 - Robert F. Newton, Jr. - Secretary
 - Roni K. Clark [Alternate Member]
3. Approve & ratify the minutes of the February 5, 2025 meeting
4. Confirm with the Zoning Officer that the required Public Notice has been published and required signage has been posted
5. Procedural briefing by the Zoning Hearing Board Solicitor
6. Old Business: None
7. Zoning Case #250005
 - a. Applicant/Landowner: Savaland, LLC
 - b. Property Location: 933 Campus Road, Mount Joy, PA 17552; Tax Parcel ID #460-95914-0-0000
 - c. Zoning District: R-2 – Medium Density Residential
 - d. Variance Request:
 - 1) Chapter 135, Article XI, §135-105.B(2) – minimum lot size for single-family detached dwellings
 - 2) Chapter 135, Article XI, §135-105.B(3) – minimum lot size for semidetached or two-family dwellings
 - 3) Chapter 135, Article XI, §135-105.C(1) – minimum lot width for single-family detached dwellings
 - 4) Chapter 135, Article XI, §135-105.C(2) – minimum lot width for semidetached or two-family dwellings
 - 5) Chapter 135, Article XXIII, §135-295.A – minimum lot width for lots having more than one principal use
 - 6) Chapter 135, Article XXIII, §135-295.C – location of subsequent principal building(s)

The applicant/ landowner desires to construct two semi-detached residential units on the parcel along with associated parking, but cannot meet the following dimensional requirements:

- Minimum lot size: 15,000 SF for single-family detached dwellings and 10,000 SF for each semi-detached residential unit. (Total required – 35,000 SF)

- Minimum lot width: 75' required for single-family detached dwellings and 50' required for each semi-detached dwelling. (Total required – 175')
- Minimum lot area required for lots which have more than one principal use: (Total required – 35,000 SF)
- Second or subsequent principal building(s) shall be located in such a manner so that the lot may be subdivided in the future without such principal buildings being in conflict with the requirements of Chapter 135.

8. Zoning Case#250006

- a. Applicant/Landowner: Lancaster Seed Sales
- b. Property Location: 2914 Homestead Road, Mount Joy, PA 17552; Tax Parcel ID #461-04790-0-0000
- c. Zoning District: A - Agricultural
- d. Variance Request:
 - 1) Chapter 135, Article IX, §135-85.H – minimum rear yard setback
 - 2) Chapter 135, Article IX, §135-85.I – maximum impervious coverage

The applicant desires to construct a 19,140 SF building expansion with internal connection to the existing seed processing building, but cannot meet the following dimensional requirements:

- Minimum rear yard setback: 50' required. Applicant proposes 23.2' encroachment into required rear yard.
- Maximum impervious coverage shall not exceed 25%: Applicant proposes 29.8% impervious coverage.

9. Next regularly scheduled meeting will be held April 2, 2025 beginning at 6:00 P.M.

10. Adjournment